

**Historic District Commission Meeting
Monday, October 15, 2012
Town Hall Meeting Room, Old Town Road.
7:00 pm**

Present: Members: Chair William Penn, Vice Chair Martha Ball, Michael Ballard, Douglas Gilpin and Mark Vaillancourt. Absent: Claire McQueeny and Dennis Riordan. Terri Chmiel administrative assistant was present for the recording of the minutes

Call to Order

Chair William Penn called the meeting to order at 7:00pm.

Matters from the Public not on the Agenda

No public comment at this time.

Approval of Minutes

Mr. Gilpin made a motion to approve the minutes of September 17, 2012 with changes as noted seconded by Mr. Ballard.

5Ayes (Penn, Ball, Ballard, Vaillancourt and Gilpin)
2 Absent (McQueeny, Riordan)

0 Nays

Final Review:

Town of New Shoreham. Plat 6, Lot 118. Application by Nancy Dodge of the Island Free Library to install a retaining wall.

Shirlyne Gobern and Bain Tranuse, contractor presented on behalf of the Town of New Shoreham and the Island Free Library. Ms. Gobern asked for a continuance on the type of screening to be used for the retaining wall. The proposal is for the concrete walls to cure over the winter and then determine the screening. Mr. Transue stated the wall will be 61' in length and 180 square feet. The Commission confirmed in a previous meeting the guidelines stipulate the screening of dense landscaping. Mr. Gilpin suggested a paint application of neutral sand. Mr. Ballard recommended a parget finish.

Mr. Gilpin made a motion to approve Plat 6, Lot 118 Island Free Library specifically the finish of the retaining wall based on the following findings of fact:

- The retaining wall at its highest point is four (4) feet.

- The retaining wall will not face the street.
- Concrete walls are discouraged. When used; they must be screened with dense landscaping as reference in the Historic District Commission, Procedures and Standards Guidebook on page 24.
- In this situation the retaining wall will provide space to allow two additional parking spots and a new ramp for ADA (Americans with Disabilities Act) compliance.
- With no added space between the driveway and the building the landscape is not an option.
- Recommendation for low luster paint with color to be determined would require the applicant to come back for approval.

Mr. Vaillancourt seconded the motion.

4 Ayes (Penn, Ball, Vaillancourt and Gilpin)
2 Absent (McQueeney, Riordan)

1 Nays (Ballard)

Ann Law. Plat 6, Lot 136. Application by Geoffrey Rigby-Leather to remove windows and replace with french doors and sidelights.

Geoffrey Rigby-Leather, architect presented on behalf of the owner. Mr. Rigby-Leather was before the Commission in August 2012 for siting and massing for additions and ongoing alternations. He explained that he wishes to receive a Certificate of Appropriateness for one of the details separately; therefore, allowing the work to be completed in the next couple of months. Mr. Rigby-Leather is proposing to replace existing double hung windows with hinged french doors and fixed side lights on the north elevation. Mr. Rigby-Leather stated the doors are Anderson double pane fix muntins with full divided light and azek façade boards painted to match the existing.

Mr. Ballard made a motion to approve Plat 6, Lot 136 Ann Law for the replacement of French doors and sidelights.

- The building is in the Historic District.
- The contributing building is part of the implementation of preliminary review.
- The approval is based on the details for the windows and doors as submitted.

Mr. Gilpin seconded the motion.

5Ayes (Penn, Ball, Ballard, Vaillancourt and Gilpin)
2 Absent (McQueeney, Riordan)

0 Nays

BI Maritime Institute. Plat 5, Lot 64-1. Application by Steven Draper to remove two decks and doors replace with windows and replacement doors.

Mr. Steven Draper is presenting on behalf of the BI Maritime Institute. Mr. Draper explained he wishes to remove two decks on the second floor east elevation. The existing doors which accessed the decks will be replaced with windows. Mr. Draper proposed replacing existing doors with a fiberglass door.

Mr. Ballard made a motion seconded by Mr. Gilpin to approve Plat 5, Lot 64-1 BI Maritime Institute to remove two decks and replace doors with windows based on the following findings of fact:

- The replacement doors are fiberglass.
- The approval is for the windows as presented.

5 Ayes (Penn, Ball, Ballard, Vaillancourt and Gilpin)
2 Absent (McQueeny, Riordan)

0 Nays

First Baptist Church. Plat 7, Lot 17. Application by Patrick Tengwall to install solar electric panels and solar hot water collector panels.

Patrick Tengwall, Chair of the Executive Board for the Baptist Church presented. Mr. Tengwall included a site plan, description of the work for the installation of a roof-mounted solar electric system and installation of a roof-mounted solar hot water system, specification sheets; as well as photos of the south and west elevation and a photo of Suzie Merrill Wright's house on Spring Street, Block Island, showing solar hot water collectors and solar electric collectors. Mr. Tengwall explain two arrays of panels will be mounted on the south elevation approximately 1 foot below the ridge line and 1 ½ feet above the dormers. The contractor will put in the necessary conductors in gray PVC conduit attached to the west elevation as illustrated in the photograph. Solar hot water panels will be installed on the lower roof on the south side.

Mr. Penn stated that he is a member of the Baptist Church. Mr. Penn explained that with his help he solicited the proposal; therefore, he will recused himself from the vote. Ms. Ball, who is in a leadership role at the church noted that she has nothing to gain from the vote; therefore, she does not wish to recuse herself.

The Commissioners discussed the following:

- The panels are located on one of the least visible sides of the building.
- As technology improves the element does not physically harm the character of the building and is reversible.
- Adding equipment not visible behind existing plants is less intrusive than the utility poles

Mr. Gilpin made a motion to approve the solar electric panels and solar hot water collector panels of Plat 7, Lot 17, First Baptist Church based on the following findings of fact:

- The building is in the Historical District originally home to the Adrien Hotel.
- Panels are being installed on the south elevation of the main and lower roof slope.
- The panels to be located on the lesser visible side of the building.

- The panels are removable and future work could be reversible and would not physically harm the building.
- Conductors with connections on the west side are comparative to existing conduits that are in place.
- Siting of panels is in keeping with the recent change to the HDC guidelines.

Mr. Ballard seconded the motion.

4Ayes (Ball, Ballard, Vaillancourt and Gilpin)
2 Absent (McQueeney, Riordan)

0 Nays
1 Recuse (Penn)

Ms. Edith Blane spoke from the audience to update the Commissioner's on a previously approved stockade fence that was approved for placement between the church and the art gallery. The existing fence was removed at this time there are no plans for replacement.

Ms. Blane asked that the minutes reflect her request for a lectern and a microphone to be present at each board and commission meeting. Ms. Rosemary Ives suggested that the Town invest in an overhead projector. The projector would be helpful so that members from the public could see what materials the Commissioners are reviewing with the applicants.

Andiamo, LLC. Plat 6, Lot 88. Application by Lori Leone to install a stone wall.

Leo Leone presented on behalf of the applicant. Mr. Leone explained that he wishes to replace the 75' long existing 6 x 6 wooden wall with a stone wall as shown in the photographs. The steps placed on an angle will be blue slate stone. Ms. Ball asked for more information (a detailed drawing).

Mr. Penn made a motion seconded by Mr. Gilpin to approve Andiamo, LLC Plat 6, Lot 88 for a conditional approval to install a stone wall based on the following findings of fact:

- The applicant to submit a more detail drawing before construction begins.

5Ayes (Penn, Ball, Ballard, Vaillancourt and Gilpin)
2 Absent (McQueeney, Riordan)

0 Nays

ULBE, LLC. Plat 6, Lot 138. Application by Misty Mountain Construction Company, Inc. to connect two decks and remove windows and replace with French doors.

Tom Buol, owner of Misty Mountain Construction Company Inc presented on behalf of the owner. Mr. Buol explained he wishes to connect two decks on the north and east side allowing access from within by replacing two windows with two single 15 light doors. The applicant was asked if the railings are in compliance with the building code. Mr. Buol replied that he spoke with Mark Tillson and explained that he is planning to use the existing railings. Mr. Buol answered to Mr. Ballard that he did not have architectural plans.

Mr. Gilpin made a motion to approve Plat 6, Lot 138 ULBE, LLC Surf Hotel to connect two decks based on the following findings of fact:

- The Surf Hotel a very pivotal structure is located within the Historic District.
- This is an extension/connection of two decks reusing the existing railing.
- A new steel support structural system will be in place.
- The removal of two existing windows replacing with two 15 divided light doors.
- Doors on the north and east elevation meet guidelines specific for divided light.
- The muntins must comply with the guidelines.
- Obtain the owners signature on the application.

Ms. Ball seconded the motion.

5Ayes (Penn, Ball, Ballard, Vaillancourt and Gilpin)
2 Absent (McQueeny, Riordan)

0 Nays

Correspondence

Receipt of a project notification dated October 3, 2012 regarding Army Corp of Engineers: Deepwater Wind Block Island, LLC and Deepwater Wind Block Island Transmission System, LLC- request to construct and maintain the Block Island Wind Farm.

Mr. Penn will write a letter to Michael Elliot regarding HDC decision on siting and design and copy to the Town Council, Zoning and Planning.

Mr. Gilpin made a motion seconded by Ms. Ball to respond to the 45 day Public Notice of Deepwater Wind Block Island, LLC and Deepwater Wind Block Island Transmission System, LLC during the comment period.

5Ayes (Penn, Ball, Ballard, Vaillancourt and Gilpin)
2 Absent (McQueeny, Riordan)

0 Nays

Secretary's Report

Letters will be sent to the following business owners:

Signs:

- Narragansett 2 menu boards
- Sharkey's 2 menu boards
- Salty Dog & Pepper Cat – unapproved Alex and Ani and lower hanging sign next to Salty Dog, plus a sign below it.
- Scoop Shack Signs
- Surf menu boards

Building violations:

- Ballard's trellis on south elevation
- Scoop Shack Tent
- Surf lattice infill at sidewalk under the porch

Adjournment

The meeting was adjourned at 8:26p.m. in a motion by Mr. Gilpin and seconded by Mr. Vaillancourt.

5Ayes (Penn, Ball, Ballard, Vaillancourt and Gilpin)

0 Nays

2 Absent (McQueeny, Riordan)

Respectfully submitted,

Terri L. Chmiel

Administrative Assistant

Building & Land Use Department

Approved: December 17, 2012